

ZB# 01-14

Todd & Beth Waldo

7-3-7

Public Hearing.

Apr. 23, 2001.

(Paperwork provided)
4/16/01.

Public Hearing:

May 14, 2001.

Granted.

Refund: \$247.00

#01-14- Waldo, Todd & Beth

Area.

7-3-7

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Waldo, Todd

FILE# 01-13

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

INTERPRETATION: \$150.00

AREA X

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

* * *

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 4/23/01 - 2 \$ 9.00

2ND PRELIMINARY- PER PAGE 5/14/01 - 2 \$ 9.00

3RD PRELIMINARY- PER PAGE \$

PUBLIC HEARING - PER PAGE \$

PUBLIC HEARING (CONT'D) PER PAGE \$

TOTAL \$ 18.00

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: All not present \$

2ND PRELIM. 5/14/01 \$ 35.00

3RD PRELIM. \$

PUBLIC HEARING \$

PUBLIC HEARING (CONT'D) \$

TOTAL \$ 35.00

MISC. CHARGES:

..... \$

TOTAL \$ 53.00

LESS ESCROW DEPOSIT \$ 300.00

(ADDL. CHARGES DUE) \$

REFUND DUE TO APPLICANT .. \$ 242.00

BETH A. WALDO
PMB 439
367 WINDSOR HWY.
NEW WINDSOR, NY 12553-7900

29-1/213
9377620526

4196

D.t. 4/27/01

Pay to the Order of Town of New Windsor \$ 300.00
Three hundred ⁰⁰/₁₀₀ Dollars



27518
www.fleet.com
New Windsor, New York 12550

Wm. screw-shed #14 Beth Waldo

⑆021300019⑆ 93776 20526⑈ 4196

BETH A. WALDO
PMB 439
367 WINDSOR HWY.
NEW WINDSOR, NY 12553-7900

29-17213
9377620526

4197

Date 4/27/01

Pay to the Town of New Windsor \$ 50.00
Order of Fifty ⁰⁰/₁₀₀ Dollars



Fleet

27518

www.fleet.com
Meadow Hill
Newburgh, New York 12550

28A # 0114

Mem application fee paid Beth A. Waldo

⑆021300019⑆ 93776 20526⑈ 4197⑈

Date 2/23/01,

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Beth A. Waldo DR.

4 Samantha Court, N.W.

[illegible]

-----X
In the Matter of the Application of

TODD WALDO

**MEMORANDUM OF
DECISION GRANTING
AREA VARIANCE**

#01-14.
-----X

WHEREAS, TODD WALDO, residing at 4 Samantha Court, New Windsor, New York, N. Y. 12553, has made application before the Zoning Board of Appeals for a variation of Section 48-14A(4) of the Supplemental Yard Regulations to allow a proposed shed to project closer to road than principle structure at the above single-family residence in an R-4 zone; and

WHEREAS, a public hearing was held on the 14th day of May, 2001 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.
2. The evidence presented by the Applicant showed that:
 - (a) The property is a residential property consisting of a one-family home located in an R-4 zone neighborhood containing one-family homes.
 - (b) The proposed location of the shed is in what appears to be the back yard of the property.
 - (c) The property is located on the corner of a public road and "paper" road.

- (d) Visually the shed will appear to be in the back yard of the property, but by operation of law it is also a front yard because of the location of the property.
- (e) If it were not for the existence of this "paper" road, the location of the shed would meet the requirements of the Town of New Windsor Zoning Code.
- (f) The construction of the shed will not create any ponding or collection of water.
- (g) The shed will not be erected on top of any public sewer or water easement, septic or well.
- (h) The shed will not obstruct the view of motorists traveling on the adjacent roadway.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variance requested is substantial in relation to the Town regulations but nevertheless is warranted.
4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance.

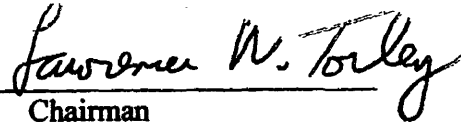
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a variation of Section 48-14A(4) of the Supplemental Yard Regulations to allow a shed to project closer to the road than principle structure at the above address, in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: December 17, 2001.


Chairman

Date

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553TO Frances Roth
168 N. Drury Lane DR.
Newburgh, N.Y. 12550
.....

DATE			CLAIMED	ALLOWED
5/14/01	Zoning Board Mtg		75.00	
	Misc -			
	Zupitza - 3			
	Byron - 1			
	McCurry - 3			
	Piotfs - 3			
	Walda - 2 9.00			
	Merced - 2			
	Bila / Big V Centre - 8		157.50	
	Bila / K Mart - 5			
	Bila / K Mart - 3		237.50	
	Gargiulo / Lyons - 3 // 35 pgs.			

WALDO, BETH

MR. TORLEY: Request for variation of Section 48-14A(4) of the Supplemental Yard Regulations to allow a shed to project closer to road than structure at 4 Samantha Court in R-4 zone.

Mr. Todd Waldo appeared before the board for this proposal,

MR. TORLEY: Anyone in the audience who wishes to speak on this matter? Let the record show there is none.

MR. WALDO: I'm just looking to put up a 10 by 12 shed in my back yard because I live on a corner, it's like I said in my back yard, it's in my front yard. I guess that's the way the law reads, so we're looking to put it up, I think it's ten feet off the road.

MR. KANE: Under normal circumstances, he'd have the right setbacks with that, Mike?

MR. TORLEY: If it wasn't a corner lot. How far off the edge of the property line did you say it was?

MR. WALDO: I believe it's ten.

MR. TORLEY: Therefore absent this corner lot, he would be meeting the code?

MR. BABCOCK: That's correct.

MR. KANE: In putting up the shed, you won't create any water hazards, drainage problems?

MR. KRIEGER: Any ponding or collection of water?

MR. WALDO: Not back there, no.

MR. TORLEY: You're not over any public water or sewer easements or power lines?

MR. WALDO: No.

May 14, 2001

14

MR. KANE: Homes in the neighborhood have similar type sheds?

MR. WALDO: There's no other neighborhood, they're all brand new.

MS. CORSETTI: For the record, we sent out 41 notices on May 1 to adjacent property owners.

MR. TORLEY: And this shed will not in your opinion obstruct the driver's view of any, it's well away from the intersection?

MR. WALDO: Absolutely, yes.

MR. KANE: Accept a motion?

MR. TORLEY: Yes.

MR. KANE: I move we approve the variance for Beth Waldo.

MR. REIS: Second it.

ROLL CALL

MR. KANE	AYE
MR. MCDONALD	AYE
MR. REIS	AYE
MR. TORLEY	AYE

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 3/27/01

APPLICANT: Todd Waldo
4 Samantha Court
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : 10 x 12 Shed

LOCATED AT: 4 Samantha Court

ZONE: R-4 Sec/ Blk/ Lot: 7-3-7

DESCRIPTION OF EXISTING SITE: Existing one family house

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed 10 x 12 shed will project closer to road than the house. This is a corner lot.

COPY


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: USE: 48-14-A-4

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A.. APPLICANT. FILE. W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS

IMPORTANT

YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAR 27 2001

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 2001-213

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE PERMIT WILL BE ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Beth & Todd Waldo

Address 4 Samantha Court ^{New Windsor} NY Phone 845 561 8550

Mailing Address 367 Windsor Hwy # 439 New Windsor NY 12553

Name of Architect Mr. Sheel

Address 520 Blooming Grove Trke ^{New Windsor} NY Phone 845 565 7433

Name of Contractor Mr. Sheel

Address AS above Phone 11

State whether applicant is owner, lessee, agent, architect, engineer or builder Owner

If applicant is a corporation, signature of duly authorized officer. _____
(Name and title of corporate officer)

1. On what street is property located? On the S side of UNION AVE
and SAMANTHA CT. (N,S,E or W) feet from the intersection of _____
2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____
3. Tax Map Description: Section 7 Block 3 Lot 7
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy STORAGE b. Intended use and occupancy STORAGE
5. Nature of work (check if applicable) ☒ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other
6. Is this a corner lot? YES
7. Dimensions of entire new construction. Front 10' Rear 10' Depth 12' Height 10'6" No. of stories 1
8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost \$2,000⁰⁰

Fee

\$50.00
CASH

PAID

3 126 10 1
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 563-4618
(914) 563-4693 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

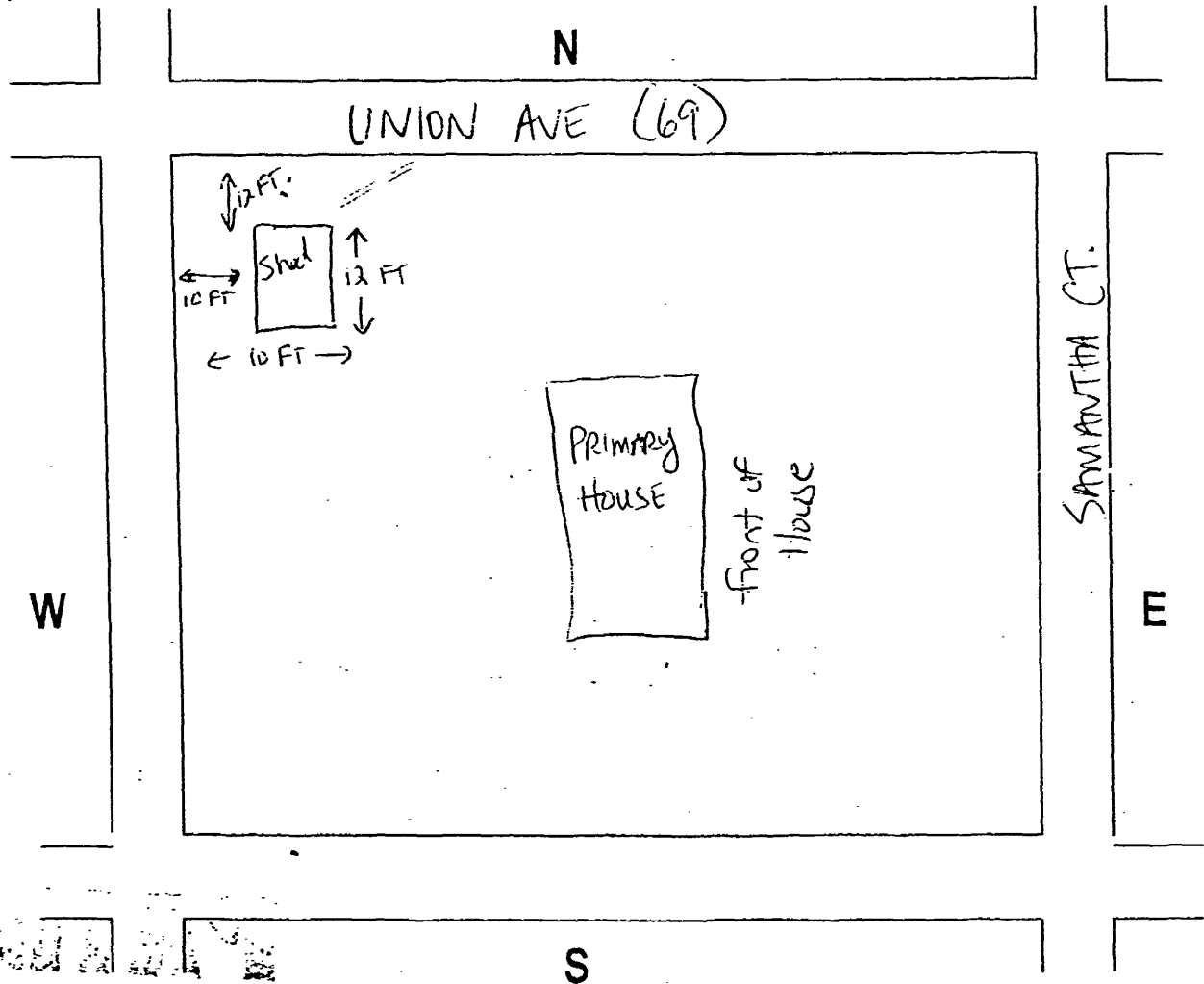
(Signature of Applicant)

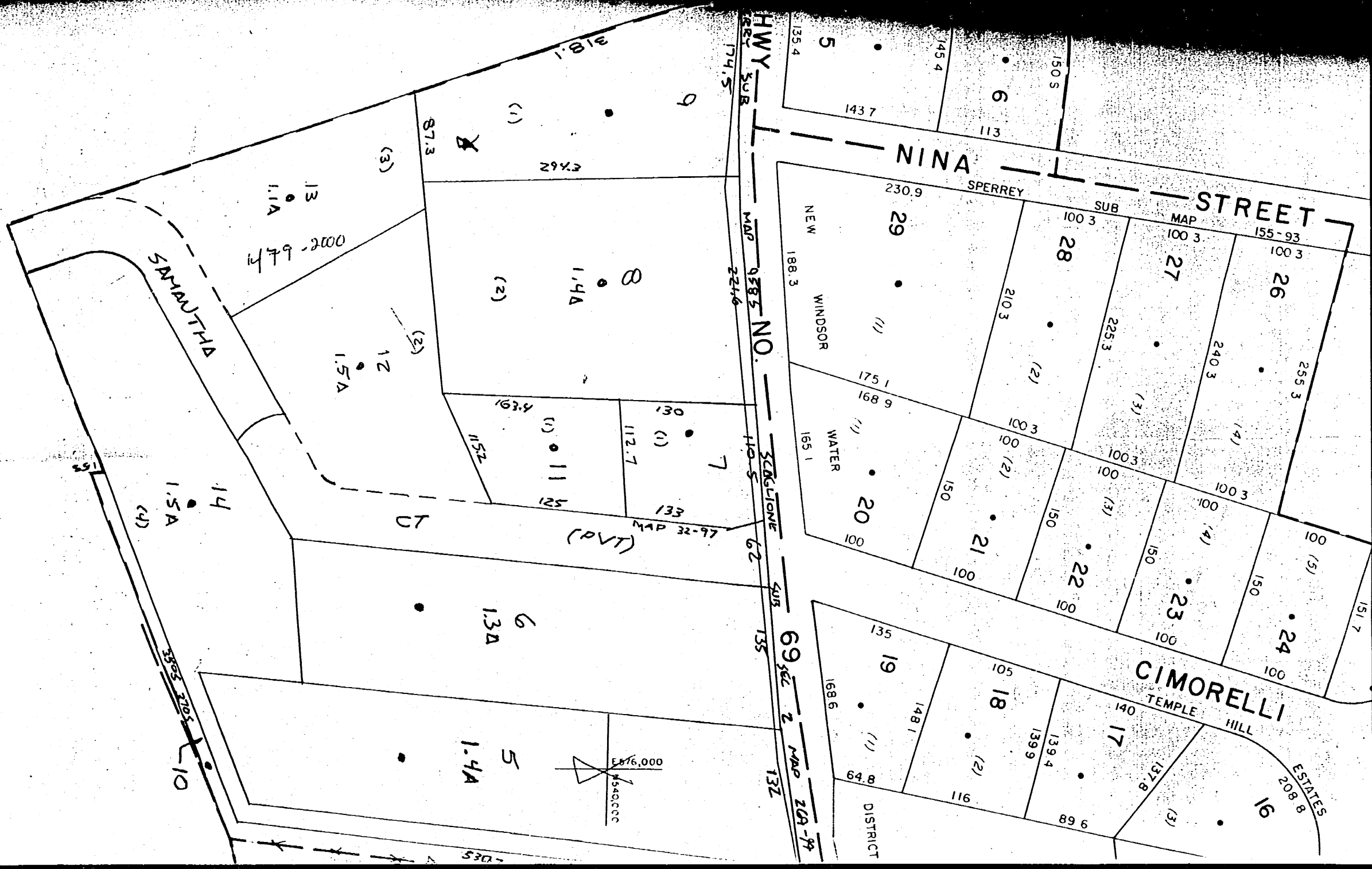
(Address of Applicant)

(Owner's Signature)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR
COUNTY OF ORANGE:STATE OF NEW YORK

-----X
In the Matter of the Application for Variance of

Todd & Beth Waldo

AFFIDAVIT OF
SERVICE
BY MAIL

#01-13

-----X
STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

PATRICIA A. CORSETTI, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at
7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 15th day of May, 2001, I compared the 41
addressed envelopes containing the Public Hearing Notice pertinent to this case
with the certified list provided by the Assessor regarding the above application
for a variance and I find that the addresses are identical to the list received. I
then caused the envelopes to be deposited in a U.S. Depository within the Town
of New Windsor.

Patricia A. Corsetti

Notary Public

Sworn to before me this

____ day of _____, 20____.

Notary Public



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

April 27, 2001

(41)

Beth Waldo
4 Samantha Court
New Windsor, NY 12553

Re : 7-3-7

Dear Ms. Waldo,

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/bw

CC: Pat Corsetti, ZBA

4-2-7.1

The City School District of The City of
Newburgh
98 Grand Street
Newburgh, NY 12550

X

7-1-21

Anna Rose & Alberto Laudato
4 Cimorelli Drive
New Windsor, NY 12553

X

7-3-3

Candace & Thomas Tangredi
6 Park Hill Drive
New Windsor, NY 12553

X

7-1-10

Kim Riccio
17 Cimorelli Drive
New Windsor, NY 12553

X

7-1-22

Rae & Seymour Katz
6 Cimorelli Drive
New Windsor, NY 12553

X

7-3-4

Martha & John Petro
518 Alta Vista
Englewood, FL 34224

X

7-1-11

Garin Baker
478 Union Ave
New Windsor, NY 12553

X

7-1-23

Mary Elizabeth & Charles Clayton
8 Cimorelli Drive
New Windsor, NY 12553

X

7-3-5.1 & 7-3-6

Eda & William Mc Phillips
487 Union Ave
New Windsor, NY 12553

X

7-1-12

Maxine & Harvey Lindenauer
15 Cimorelli Drive
New Windsor, NY 12553

X

7-1-24

Donna Irene & Judah Blumenthal
10 Cimorelli Drive
New Windsor, NY 12553

X

7-3-8 & 7-3-9

Duane Tamburini
515 Union Ave
New Windsor, NY 12553

X

7-1-15

Gina & Robert O'Neill
9 Cimorelli Drive
New Windsor, NY 12553

X

7-1-26

Lydia & David Negron
308 Nina Street
New Windsor, NY 12553

X

7-3-10

James & John Petro
C/o John Petro
8 Park Hill Rd
New Windsor, NY 12553

X

7-1-16

Nancy & Barry Wilkins
7 Cimorelli Drive
New Windsor, NY 12553

X

7-1-27

Christopher McLaughlin
306 Nina Street
New Windsor, NY 12553

X

7-3-11 & 7-3-14.2

Sandcastle Homes, Inc.
2 Corporate Drive Suite 201
Central Valley, NY 10917

X

7-1-17

Gentry Hasseltine Beck
5 Cimorelli Drive
New Windsor, NY 12553

X

7-1-28

Lorraine & Dominick Lucera
304 Nina Street
New Windsor, NY 12553

X

7-3-12

Athena & George Carlone
17 High Wood Drive
New Windsor, NY 12553

X

7-1-18

Samuel P. Leghorn, Jr.
3 Cimorelli Drive
New Windsor, NY 12553

X

7-1-29

Catherine & Peter McLoughlin
& Thomas Canale
502 Union Ave
New Windsor, NY 12553

X

7-3-13

Frances & Joseph Roca
26 Samantha Court
New Windsor, NY 12553

X

7-1-19

Ayse & Mehmet Bagsever
1 Cimorelli Drive
New Windsor, NY 12553

X

7-3-1

Joseph Thomas Peragine
333 E. 55 th Street Apt.10 G
New York, NY 10022

X

7-4-4

Jacqueline Scarano
516 Union Ave
New Windsor, NY 12553

X

7-1-20

Anna Maria & Pasquale Mugnano
2 Cimorelli Drive
New Windsor, NY 12553

X

7-3-2

Sirlistor House
4 Park Hill Drive
New Windsor, NY 12553

X

7-4-5

Vincent Calosso
510 Union Ave
New Windsor, NY 12553

X

7-4-6
Eva Venus
303 Nina Street
New Windsor, NY 12553

73-7-34
Cheryl Divincenzo
305 Nina Street
New Windsor, NY 12553

8-1-11
Maria & Anthony Landi
7 Ona Lane
New Windsor, NY 12553

8-1-12
Alida Graham & Clara Sgammato
5 Ona Lane
New Windsor, NY 12553

8-1-13
Monica & James Hubbard
3 Ona Lane
New Windsor, NY 12553

8-1-14
Rhoda & John Harvin
1 Ona Lane
New Windsor, NY 12553

8-1-20
Lucia Elba & Gerardo Figueroa
208 Summit Drive
New Windsor, NY 12553

73-5-1
Katherine & Keith Gosda
310 Nina Street
New Windsor, NY 12553

73-7-14
Nancy & Dwight Valley
422 Philo Street
New Windsor, NY 12553

73-7-32.2
Carol Ann & Ronnie Hicks
309 Nina Street
New Windsor, NY 12553

73-7-33
Patricia & Richard Langle
307 Nina Street
New Windsor, NY 12553

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#394-2001

04/30/2001

Waldo, Beth A. *# 01-14 Application Fee - Shed*

Received \$ 50.00 for Zoning Board Fees, on 04/30/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

Date 4/27/01, 19.....

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Frances Roth DR.
168 H. Drury Lane
Newburgh, N.Y. 12550

DATE		CLAIMED	ALLOWED
4/23/01	Zoning Board Mtg	75	00
	Misc. 2		
	Mans, C.P. - 6		
	Merced - 2		
	Waldo - 2		
	Bolfs - 5		
	Langer - 2	85	50
	19		
		160	50

WALDO, TODD & BETH

MR. TORLEY: Request a variation of Section 48-14A(4) of the Supplemental Yard Regulations to allow accessory building (shed) to project closer to road than principal building at 4 Samantha Court in an R-4 zone.

Mr. Todd Waldo appeared before the board for this proposal.

MR. WALDO: We'd just like to put a shed in our back yard, back corner of our property but since we're on a corner lot, I believe the corner that we're trying to put it in is considered our front yard.

MR. KANE: Two front yards.

MS. CORSETTI: They're right up the street in the new, right up on the corner, Samantha Court.

MR. TORLEY: The shed is on the Union Avenue side but you front on Samantha?

MR. WALDO: Yes.

MR. KANE: If it was indeed the side yard, would it be in the right positioning as he wants it right now?

MR. BABCOCK: Yes, he's showing 12 foot off the property line and he has to be ten, if it was his side yard.

MR. KANE: So the only reason he will be here is because it's considered two front yards on a corner property?

MR. BABCOCK: That's correct.

MR. KANE: Thank you, Mike. I'm told that we have to do everything in public hearing and we try to be up front about what we might need from you as far as information, if you can bring some pictures of where you intend to put it so we can put that in the record, I'd appreciate that. Mr. Chairman, accept a motion?

April 23, 2001

11

MR. TORLEY: Yes.

MR. KANE: I move that we set up Mr. Waldo for a public hearing on his requested variance.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

01-14

Date: 4/27/01

I. ✓ Applicant Information:

- (a) Beth + Todd Ward 4 Samantha Court New Windsor NY
(Name, address and phone of Applicant) (Owner) 845 561 8550
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 4 Samantha Court New Windsor 737 0.348 acres
(Zone) (Address) (S B L) (Lot size) 15,157 sq ft
- (b) What other zones lie within 500 ft.? _____
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 7/2000
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO, a shed is what we are applying for a variance for.

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow: _____
(Describe proposal) _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes____ No____.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 44-14.9 Table of Use/Bulk Regs., Col. ____.

Supplemental Yard Regs.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____%	_____%	_____%
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

The proposed shed will have no adverse effect on the
neighborhood & will not effect environmental conditions.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: N/A.

(a) Variance requested from New Windsor Zoning Local Law, Section _____, _____ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation. N/A.

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

PUBLIC NOTICE OF HEARING

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 14

Request of Todd & Beth Waldo.

for a VARIANCE of the Zoning Local Law to Permit:

a shed which will project closer to road than
principle structure;

being a VARIANCE of Section 48-14 of the Supp. Yard Regs.

for property situated as follows:

4 Samantha Court, New Windsor, N.Y.

known and designated as tax map Section 7, Blk. 3 Lot 7

PUBLIC HEARING will take place on the 14th day of May, 2001 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

Lawrence Torley
Chairman